

**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF CONDOMINIUM OF THE SANDS, A CONDOMINIUM,  
SECTION I**

The Declaration of Condominium of The Sands, A Condominium, Section 1 has been recorded in the public records of St. Lucie County, Florida at Official Records Book 367, Page 748, et. seq., and amended at Official Records Book 368, Page 1980, et. seq., Official Records Book 369, Page 228, et. seq., Official Records Book 370, Page 2846, et. seq., Official Records Book 371, Page 1276, et. seq., Official Records Book 372, Page 2076, et. seq., Official Records Book 373, Page 2325, et. seq., Official Records Book 373, Page 2336, et. seq., Official Records Book 1977, Page 1313, et. seq., and Official Records Book 3559, Page 2974, et. seq. The same Declaration of Condominium is hereby amended as approved by at least two-thirds (2/3) of the members voting, in person or by proxy, at the meeting held on August 17, 2017.

1. Article XVI is amended to read as follows:

**XVI. MAINTENANCE, REPAIRS AND ALTERATIONS**

**A. Apartment Owners.**

3. Except as provided below, no Apartment Owner shall paint, refurbish, stain, alter, decorate, repair, replace or change the Common Elements, or any outside or exterior portion or surfaces of the Condominium Property, including but not limited to the outsides of balconies, doors and windows; place any awnings, screening or hurricane shutters on or in any Apartment; or install on any portion of the Condominium Property any exterior lighting fixture, mailbox, screen door, or other similar item without first obtaining written approval thereof by the Board, which approval the Board may withhold in its sole and absolute discretion. The Board shall not grant any approval contemplated by this Paragraph if in its opinion the effect of any of the items mentioned herein will be unsightly as to the exterior or interior of any part of the Condominium Property.

For the purpose of protecting the Common Elements and Apartments, all Apartment Owners are required, at their cost and expense, to install, maintain and replace hurricane shutters or other hurricane protection on all windows and sliding glass doors serving his or her Apartment. Specifications about the design, color and style of the hurricane shutters or other hurricane protection have been adopted by the Board of Directors and must be followed. All hurricane protection must be in place prior to April 1, 2014.

Maintenance, repair and replacement of any alteration, improvement, or addition to the Condominium Property made by an Apartment Owner, including, but not limited to, hurricane shutters, patio enclosures, and patio floor coverings, shall be the obligation of the Apartment Owner. In the event it is necessary for any such alteration, improvement, or addition to be removed to allow the Association to perform maintenance, repairs or replacements of the Condominium Property, the Apartment Owner shall be responsible for the timely removal and the reinstallation of such alterations, improvements, or additions. Reinstallations of alterations, improvements, or additions must be in accordance with the standards and requirements established by the Board. In the event such removal or reinstallation is not accomplished by the Apartment Owner within the time frame established by the Board, the Association or its designated contractor shall have the right to affect such removal and/or reinstallation, and the cost thereof shall be charged to the Apartment Owner. Any costs necessary to correct defects or deficiencies in an alteration, improvement, or addition or to bring an alteration, improvement, or addition into compliance with St. Lucie County building code requirements, will be included in the cost of reinstallation. If the cost charged to the Apartment Owner is not paid in a timely manner, an individual assessment shall be levied upon the Unit and collectible in the same manner as Limited Assessments as provided in Article XVII below.


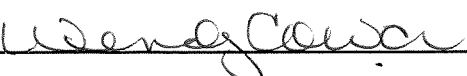
(The balance of Article XVI remains unchanged.)

2. The foregoing amendment to the Declaration of Condominium of The Sands, A Condominium, Section 1 was adopted by at least two-thirds (2/3) of the members voting, in person or by proxy, at the meeting held on August 17, 2017.

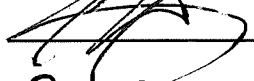
3. All provisions of the Declaration of Condominium of The Sands, A Condominium, Section 1 are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 5<sup>th</sup> day of September 2017.

**WITNESSES AS TO PRESIDENT:**

  
\_\_\_\_\_  
Printed Name: Holly Lavelle  
  
\_\_\_\_\_

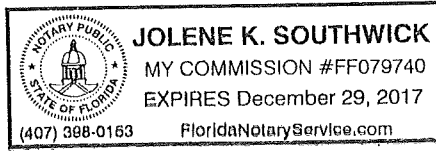
**THE SANDS, A CONDOMINIUM,  
SECTION I ASSOCIATION, INC.**

By:   
\_\_\_\_\_  
Gary Davis, President

Printed Name: Wendy Cowan

STATE OF FLORIDA  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me on September 5, 2017, by Gary Davis, as President of The Sands, A Condominium, Section I Association, Inc. [] who is personally known to me, or [] who has produced \_\_\_\_\_ identification [Type \_\_\_\_\_ of \_\_\_\_\_ Identification: \_\_\_\_\_].



Notarial Seal

Jolene K Southwick  
Notary Public

WITNESSES AS TO SECRETARY:

THE SANDS, A CONDOMINIUM,  
SECTION I ASSOCIATION, INC.

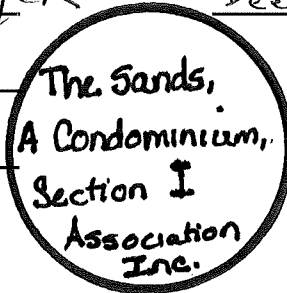
Deborah Badger

By: Dee Mattfeldt

Printed Name: DEBORAH BADGER

Dee Mattfeldt, Secretary

Holly Leide



CORPORATE  
SEAL

Printed Name: Holly Leide

STATE OF FLORIDA  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me on October 17th 2017, by Dee Mattfeldt, as Secretary of The Sands, A Condominium, Section I Association, Inc. [] who is personally known to me, or [] who has produced \_\_\_\_\_ identification [Type \_\_\_\_\_ of \_\_\_\_\_ Identification: \_\_\_\_\_].

Notarial Seal

Jolene K Southwick  
Notary Public

